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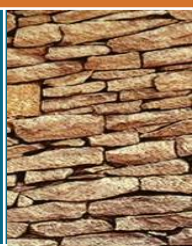
- *General Meeting October 26th*
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- *Budget Ratification Nov 30th*
- *New IT Infrastructure Committee*
- *Parking & Violations*



October 2022

Dayton Valley Community Association Newsletter

on location



Questions & Answers >>>

Q: <u>Where are the quarterly HOA billing statements and how do I pay?</u>

A: They should be in your mailbox any day now. We apologize for the delay in getting statements out. Late fees will be waived for this quarter. You can make payments online with FSR's portal or by mail with your billing statement.

Q: <u>I have questions or changes to make to my home owner account with our mgmt. co., First Service Residential?</u>
<u>Who Do I call?</u>

A: *Ghostbusters*, October joke 😊 Call our Community Manager, Cyndi Fehler at 775-403-9115.

Q: <u>When will the DVCA Survey Results be revealed?</u>

A: The results of the DVCA survey will be revealed at the 10/26 board meeting & November Newsletter

Q: <u>What is the update on the hole and graffiti in/on the DVCA stone wall on Dayton Valley Road?</u>

A: FSR is working on getting these resolved.

A Letter from the DVCA President

DVCA President, Leandra Carr >>>

Notice for the meeting intended for September 28 went out late. To avoid the cost of complaints, it was held on October 12.

There have been several follow up issues from our previous management company that did not get accomplished prior to the transition; we are working through those things. They include differentiating between vacant lots and built homes; banking paperwork that was not completed; copies of executed contracts (we have a lot of unsigned copies,) working at making sure all current contracts include a signed copy that is easily obtainable; various vendors having invoices needing redirection; follow up on demand to prior management regarding IRS penalties.

Numerous emails are still going to the previous CAM and require redirection. There continue to be day-to-day requests in addition to these transition-related and current issues emails.

I keep a moving action list and speak with the CAM at least once a week to report streetlight outages, various questions that come up and to follow up on emails that were forwarded. I am finding the CAM to be very responsive to my requests for assistance to homeowners who reach out via email and I appreciate that very much.

FSR has also been helpful in answering questions that often would have gone to legal, helping us cut down on our attorney fees. At the last meeting, the treasurer was named as a second point of contact for the management company.

As President, I am an ad-hoc member of all committees and do my best to keep up with what each of them are doing so I am familiar when proposals come in front of the board. This Board is made up people who are enthusiastic about being on the board and doing things for this community and are very active.

I would like to take a moment and ask that those of you who walk dogs in the neighborhood be cognizant of where your dog relieves themselves; several people have asked me to note in the newsletter that pet owners are allowing their dogs to relieve themselves and leaving it behind. Be a good neighbor and clean up after your pets please.

Leandra Carr, President, Dayton Valley Community Association

Q: How do I Register as a Home Owner & Pay my Assessments to the new Management Co.?

A: Thank you for your patience with the transition to the new management company. Please see below:

Register' Go to: www.daytonvalley.connectresident.com OR pay using your billing statement* (mailed out late by FSR, but arriving soon)

Pay Assessments Online

First Service Residential Home Owner Portal: Click Here

Pay Assessments by Check

Dayton Valley Community Association
c/o FirstService Residential
PO Box 30422
Tampa, FL 33630-3422

Pay Assessments Using your Bank's Bill Pay Service

You may continue to use your own bank's bill pay service. Please be sure to update the FSR PO Box

Vice President, Steve Gallisdorfer >>> Violations

We have had numerous questions about how the violation process works. Here is an outline of what Nevada law says we have to/can do: When a violation is noted, a 'courtesy letter' is sent to homeowner detailing the problem and giving the owner a chance to rectify it.

If the problem is not resolved within 14 days, it can get 'escalated' and another letter is sent. 14 days after that, a Violation Hearing can be scheduled, where the owner can privately explain the situation to the board in person. It's at this point the board decides the plan of action, such as fining, giving a bit more time to resolve, etc. Fines can get added every 7 days after that until the violation is resolved.

Health and Safety violations have no waiting period before fines can start. This allows the board to move very quickly to get it resolved. Think an open trench, an aggressive dog that breaks through a weak fence, household trash accumulating, etc.

Director, Dennis Drury >>> DVCA Gates Repairs & Pedestrian Gate

A few significant things have happened since the last newsletter.

The Bayhill pedestrian gate now uses the same custom 5-digit code that opens the vehicle gates. The old 4-digit code is no longer valid. If you use the pedestrian gate and don't have a 5-digit code, please contact First Service Residential to request one.

The other item is the mag locks have been removed from the Bayhill vehicle gates. A recent study found they were no longer needed and so with their removal the gates will open a bit faster. Please note there has been no change to the Palmer gates. On September 20th a lightning strike occurred on Bayhill Circle. While it didn't directly impact the gates or gatehouse the EMP pulse was strong enough to damage the gate control boards and part of the monitoring system. This caused the Bayhill entrance gate to stop working and it was locked in the closed position and would not open. Thanks to the quick response by NV Security and Data, the gates were locked in the open position until repairs could be completed. The gates were back in operation later that day. Thanks, Ron.

Wow, September seems to be the month for gate issues. On the 26th someone drove the wrong way through the Bayhill exit gate as it started to close. This knocked one of the gates off its hinges and as a result the gates needed to be locked open until repairs are complete.

The Palmer gate was also recently hit and knocked it out of line. It's currently locked open until repairs can be made.

Finally, be careful if you see the gates open when you come around the turn from Dayton Valley Road. Be aware as they may start to close as you approach. Best practice is to have your remote ready and press the button even if they are open. This will reset the timer which will give you enough time to make it through. Thank you and as always, if there is anything I or any other Board member can do for you, please let me know.

Thank you,
Dennis Drury Director and Past President
Dayton Valley Community Association

FAQ's By FSR

Can I receive my statement electronically?
- Yes. After you receive your first statement, you can sign up at: https://estatements.welcomelink.com/nevada

I have already mailed this month's payment to the former management company. What happens now?
- The management company will forward your payment information to FirstService Residential. Please allow additional time for processing your payment.

Will the amount of my assessment and late date change?
- No, assessment due dates and late dates will remain the same. However, as a courtesy due to the transition between management companies, late fees will be waived for the next 60 days,

Treasurer, Katie Mitchell >>> Financials, 2023 Budget, Reserve Study& DVCA Assessments

The transfer of information from Camco to First Service Residential has areas that are still in transition.

2023 Budget & DVCA Assessments: The last few weeks have been busy planning for the 2023 Budget with the Budget Committee and preparing for conversations around reserve funding % levels for our community and assessments to properly plan ahead for the next 30 years. The Board passed the most recent Reserve Study at the 10/12 meeting, which is available on the DVCA website. Please come to the 10/26 Board of Directors' meeting to listen to the board discussions around Reserve Funding and Assessments and prepare for the budget ratification meeting in November.

July- Sep 2022 Financials: Financials from Camco are still in the transition process with FSR for July & part of August. The later part of August & Sep financials will be prepared by FSR, and were targeted to be provided this month.

DVCA Investment Accounts: FSR prepared and presented the board with a proposed financial analysis plan for the investment accounts on 10/12. The Treasurer has asked that this plan be tabled, as the transition of financial information is still in process. Please email kmitchell@dvcahomeowners.com, if you have any opinions or would be interested in starting an Investment Committee.

DVCA Monthly Expenses: As vendors are being onboarded with our new management company, expenses are being watched closely to see where we can make improvements. Home owner mailings are an area we are looking to improve by streamlining mailings with the mgmt. company, for instance, only printing in B&W and keeping the monthly DVCA Newsletter and mailings lean. Efforts in rebuilding the email distribution list for home owner communications will play a big part too. Please email cyndi.fehler@fsresidential.com to indicate your email preferences for DVCA communications including the Newsletter.

DVCA Online Survey>>>



Sign up for Future DVCA Online Surveys!

Results of the Sep/Oct DVCA survey will be revealed at the next board meeting on 10/26. A summary of the results will also be included in the November DVCA Newsletter. In the meantime, sign up to receive notifications about future DVCA surveys.

Click Here to Sign up for Future Online Surveys

2022 General Board Meeting Dates >>>

Join us for the next DVCA General HOA Board Meetings!

Location & Time:
Dayton Valley Golf Course Clubhouse
101 Palmer Drive, Dayton NV 89403
5PM

Next Meeting Date:
October 26th

Upcoming Meeting:
November 30th & Budget Ratification
Agendas for meetings will be mailed or emailed in advance to homeowners, but can also be found on the DVCA website.

For more information go to www.dvcahomeowners.com

Q: How do I join a committee?

A: *Thank you for your interest in volunteering! Please go to 'Contact Us' on the DVCA Website and request to join your committee of interest directly and the board liaison will be in contact with you with more information.*



Secretary, Carla Cole >>>

Last month we talked about the regular Board of Directors and Executive Session meetings. A Unit Owners Meeting is something different. A Unit Owners Meeting is a meeting of all the homeowners and must be held at least once each year, and for DVCA, that is typically in April and sometimes includes the election of officers.

There has been significant criticism on social media about the timeline of the meeting notice. The notice of a Unit Owners Meeting must state the date, time, and location of the meeting and include a copy of the agenda (any amendments to CC&R, fees or assessments to be imposed or decreased, budgetary changes, proposal to remove a board member, etc.).

The notice must state a unit owner's right to have a copy of the minutes or a summary of the minutes provided upon request and notice of a unit owner's right to speak to the association or executive board. For a regular board meeting, the notice must be postmarked ten days before the meeting. For the Unit Owners Meeting, the notice must be postmarked between 15 and 60 days before the meeting.

Unless prohibited or limited by the declaration or bylaws, homeowners may vote at a meeting of the unit owners in person, by absentee ballot, or by proxy. A homeowner can only use a proxy in the Unit Owner's Meeting; however, a proxy is not permitted to be used in the voting process.

The proxy must be dated, designate the meeting for which it is executed, and designate each specific item on the agenda for which it is executed. A proxy can be used to determine a quorum and terminates immediately after the conclusion of the meeting and the holder of a proxy may not cast a vote on behalf of a unit owner that is contrary to the proxy. Proxies ***cannot*** be used in regular board meetings.

Minutes MUST be recorded or taken at each meeting and kept as association records until the community is terminated. Not more than 30 days after the meeting, the secretary or other officer specified in the bylaws shall cause a draft summary of the minutes available to unit owners in electronic format at no charge. Minutes of each meeting must include: The date, time, and place of the meeting; the substance of all matters proposed, discussed, or decided; and the substance of remarks made by any unit owner, or if the unit owner has prepared written comments, a copy of their prepared remarks. A unit owner may record the meeting if, before recording, they provide notice to others in attendance.

Homeowners can find all association minutes on the DVCA Website and the First Service Residential Website.

Contact the Board >>>

President, Leandra Carr
lcarr@dvcahomeowners.com
(775) 690- 2591

Vice President, Steve Gallisdorfer
sgallisdorfer@dvcahomeowners.com
(530) 913- 8284

Treasurer, Katie Mitchell
kmitchell@dvcahomeowners.com

Secretary, Carla Cole
ccole@dvcahomeowners.com

Director, Dennis Drury
ddrury@dvcahomeowners.com

Director, Clint Hall
chall@dvcahomeowners.com

Director, Jim Kepler
jkepler@dvcahomeowners.com

DVCA Committee Updates >>>

Rules & Regulations Committee >>>

Board Liaison: Clint Hall

Submission by Committee Chair: Steve Gallisdorfer

During the pandemic, the enforcement of street parking was relaxed as many households had extra adults living together due to dormitory closures, employment problems etc. That problem is behind us now, so enforcement is going back to what is specified in our governing documents.

On September 2, 'Unauthorized Vehicles Will Be Towed' signage was posted at multiple locations within the DVCA, and illegally parked cars have been tagged with warning stickers on several occasions in the past month. After October 2nd, previously tagged vehicles that are still parking illegally can be towed. Please Park legally so as to avoid towing.

IMPORTANT: IF YOU REQUEST A PARKING PASS, IT MUST BE POSTED IN THE DRIVERS SIDE FRONT WINDOW. Trailers, etc. with no driver side from window should attach the pass to the tongue of the trailer.

One of the most common complaints we get is illegally parked vehicles. The CC&Rs specify that all residents can have no more vehicles than will fit in their garage and driveway. This means every home can accommodate at least four vehicles, with many having space for 6 or more. Many of the parking violations are coming from renters who say they didn't know the CC&Rs, which is not a valid excuse.

The Property Manager or Owner is required to give a copy of the CC&Rs to anyone renting in the DVCA and be sure they know that the DVCA will enforce the rules. No vehicles can be parked on the street between midnight and 6 AM, including Visitor Parking areas. (Residents can get a temporary Parking Pass for special circumstances or visitors though.) Commercially marked vehicles also can't be parked in any visible location (street, driveway, etc.) at any time, unless currently servicing a DVCA property. The same goes for boats and trailers. (See CC&R 4.15 for a full list of what isn't allowed.) Vehicles found in violation will be tagged with a warning sticker on the driver's side window, and if found parked illegally again after 48 hours they can be towed immediately. There are only two places you can legally park your vehicles on a day-to-day basis: In your garage or your driveway. Parking them on landscaping is also a violation and will not be tolerated.

We are looking for a few more volunteers for the Rules & Regulations Committee (as well as other committees.) One of the common tasks for Rules & Regs is getting Parking Passes to people, which is a great way to meet your neighbors. Another is being watchful for your neighbor's well-being. We need to follow our CC&Rs as we work, but you will get good guidance, so don't need to know them backwards & forwards. Please phone, text or email me for more information.

Newsletter & Website Committee >>>

Board Liaison: Katie Mitchell

The committee is looking to refocus and improve the website user experience and navigation, and improve communications for the DVCA. The committee is looking for volunteers with technical and digital skills for back up editing and also volunteers that can help draft and format professional copy to join the Newsletter and Website Committee.

Contact kmitchell@dvcahomeowners.com

Thank you for volunteering!

IT Infrastructure Committee >>>

Board Liaison: Katie Mitchell

The Board adopted a new committee to oversee the community's legacy collection of digital records, board email, and IT Infrastructure for the DVCA HOA board business.

The committee elected the Chair of the committee to be Mitchell Feather, an IT Technology Leader.

We are very appreciative to all of our volunteers dedicating time and experience to help support our community!

Budget Committee >>>

Board Liaison: Katie Mitchell

A big thank you to the 2022 Budget Committee for the many volunteer hours dedicated to drafting the proposed 2023 Budget. After weeks of meetings, discussions and planning, the committee will be presenting their proposed budgets to the DVCA board on 10/26 for discussion and consideration.

If you are interested in planning next year's budget, contact kmitchell@dvcahomeowners.com

Roads Committee >>>

Board Liaison: Steve Gallisdorfer

The mid-September rains were refreshing, but also pointed out to us at least two drains that are clogged, one on Champions and one on Stonehaven. We will be having clogged drains cleared soon. Please report any other clogged drains you know of. Email, text or phone me please.

We are also looking at several streetlights that are not working properly and need service. Do you know of one that is out, always on or blinks? If so, please send me it's address and First Service Residential will get it fixed.

Architecture Committee >>>

Board Liaison: Jim Kepler

Then Architectural Committee has a new Arc application! The application and directions on how to submit your application are on the DVCA website.

Download the application, fill it out, upload it with your plans to the 'Contact Us' page of www.dvcahomeowners.com and a committee member will be in touch.

Email *Jkepler@dvcahomeowners.com* if you have any questions.



DVCA Community News >>>

FSR Save The Payment Address >>>

Your quarterly billing statements will include payment options, but just in case quarterly HOA payments can always be mailed to:

Dayton Valley Community Association
C/O FirstService Residential
PO Box 30422
Tampa, FL 33630-3422

Or paid online by FSR's portal

First Service Residential Home Owner Portal: Click Here

Bayhill Pedestrian Gate Code >>>

If you are walking or riding a bicycle, please use your vehicle 5 digit gate code to open the pedestrian gate.

DVCA Website >>>

We'd love to get your opinion!



How can we improve our community website?

www.dvcahomeowners.com
email admin@dvcahomeowners.com

Save The Date >>>

October 26th at 5pm

Come to the Next HOA Meeting!

@ Dayton Valley Golf Clubhouse
101 Palmer Dr., Dayton Nevada

For more information & Agenda go to:
www.dvcahomeowners.com

Community Contacts >>>

Central Lyon Fire:
(775) 246- 6209
www.centrallyonfire.org

Lyon County Sheriff, Dayton:
(775) 246-6200
www.lyon-county.org/17/sheriff

Lyon County Animal Services:
(775) 577- 5005
www.lyon-county.org/168/Animal-Services

Waste Management:
(775) 329-8822
www.wm.com/us/en/location/nv/lyon-county

NV Energy:
(775) 834- 4444
https://www.nvenergy.com/

Lyon County Utilities/ Water:
(775) 246- 6220
www.lyon-county.org/116/Utilities

DVCA
HOME OWNERS ASSOCIATION

Coming November 2022

- *DVCA Survey Results Summary*
- *Newsletter November 11th*
- *General Meeting & Budget Ratification November 30th*

First Service Residential >>>

FirstService RESIDENTIAL

Community Management Company:

First Service Residential
639 Isbell Rd, Suite 320
Reno, NV 89509
Customer Care:
(775) 624-8805

Community Manager:
Cyndi Fehler
Cyndi.fehler@fsresidential.com
(775) 403- 9115

www.fsresidential.com/nevada/offices/reno-office/